



Kingslakes

LAKESIDE HOLIDAYS



**Luxury holiday cottages and lodges surrounded by seven
stunning lakes set in the beautiful Devon countryside.**

Book your lakeside fishing break today!



+44 (0) 1409 231401



www.kingslakes.co.uk

Relax & Unwind

We are delighted to introduce you to Kingslakes, our holiday haven comprising of luxury accommodation and seven premier fishing lakes set in the beautiful Devon countryside.

Our lodges and cottages offer comfortable and flexible accommodation in beautifully refurbished properties. Ranging from one to four bedrooms, we have options to suit solo travellers, couples, families or groups. Our extensive, well-stocked private fishing lakes offer something for all skill levels, from beginners to the experienced angler.



Kingslakes is a perfect venue for families, dedicated anglers and those who appreciate nature at its finest.

After a day of fishing, you can join us in the Lakeview restaurant and bar to relax and unwind and discuss the one that “got away”

Happy children, equals happy parents, so with our popular games room, large children’s play area and farmyard friends, there’s lots to keep them occupied on site, before exploring the local beaches, zoos and theme parks.

Come and stay and we know you’ll not want to leave. Relax in the perfect peace of Kingslakes.

Stuart & Emma

Stuart & Emma



Our Facilities

Along with the very warmest of welcomes what else can you expect from Kingslakes, the holiday haven nestled in the beautiful Devon countryside?



Seven superb private coarse fishing lakes; Carp, Barbel, Tench, Roach, Rudd, Perch, Chub and Bream.



Luxury accommodation set in 40 acres of footpaths, woodland and lakes.



Lakeview Restaurant and Bar serving a range of alcoholic and non alcoholic drinks plus meals freshly prepared by our resident chef.



Convenience store stocking all the essentials for your self-catering break.



Bait & tackle shop plus tackle storage facilities.



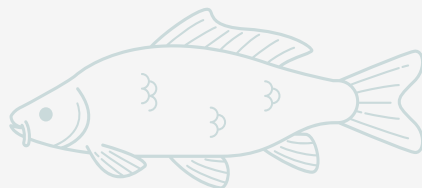
Children's play area, outdoor games and games room.



Dog-friendly accommodation available (ask us for details).



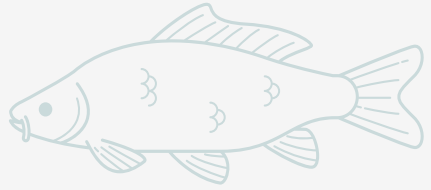
Free Wi-Fi available at reception, hot tub lodges and cottages





OUR ACCOMMODATION

Luxury Hot Tub Lodges



These deluxe lodges are positioned with expansive views across our lakes and include all the little luxuries you could want from a holiday.

Each lodge has its own private hot tub and decking to enjoy some peace on your own or for the family to enjoy some fun and bubbles.

With a range of 2, 3 and 4 bed options, plus lodges suitable for those with restricted mobility, they are proving very popular, so book now to avoid disappointment and treat yourself to a truly luxurious break in the beautiful surroundings of Kingslakes.

2 Beds

Dragonfly is a stunning two Bed lodge and has been designed as an accessible accommodation that sleeps up to four guests in one double bedroom with ensuite and walk-in wardrobe plus one twin room. A large wet room, wider doorways and space designed for wheelchair users makes this lodge a great choice for those travelling with guests of reduced mobility.

Water Lily and **Willow** are two bedroom luxury lodges with far reaching views and their own private hot tubs. They can both accommodate up to four guests with two double bedrooms, both with ensuite bathrooms with showers and fabulous walk-in wardrobes.

3 Beds

Chestnut is one of our three bedroom lodges. It has two bedrooms with king size beds and ensuite bathrooms, with a wet room that serves the third bedroom with twin beds. The accommodation is spacious with a large open plan lounge/kitchen/diner with views across open grassland to the lakes. The all important private hot tub with far reaching views are guaranteed to add a touch of luxury to your Devon holiday. Chestnut is an accessible accommodation thanks to the large wet room, wider doorways and space designed for wheelchair users, a good choice for those travelling with guests with mobility issues.

Foxglove is the other one of our three bedroom lodges. This three bedroom lodge sleeps up to six guests, with two king size bedrooms both with ensuite and a twin bedroom plus family bathroom with bath. Private parking for three cars is included and additional car parking is located close by. A private shed is also provided for the storage of tackle and bikes. The large veranda with outdoor seating boasts the all-important hot tub.

4 Beds

Bluebell is a luxurious 4 bedroom lodge perfect for the family to enjoy a Devon holiday. This four bedroom lodge sleeps up to eight guests, with two double bedrooms and two twin bedrooms all on one floor. Along with the family bathroom with bath, both double rooms are ensuite. The large veranda with far reaching views boasts the all important hot tub. Pets can stay for a small additional charge.

Fern is a beautiful 4 bedroomed luxury lodge with its very own hot tub. This lodge sleeps up to eight guests, with two double bedrooms and two twin bedrooms all on one floor. Along with the family bathroom with bath, the double rooms both have their own ensuite.



Lodges



Mumpuss, White Hen and Oak Tree are detached single storey lodges. All boast an open plan living area with well-equipped kitchen and family shower room with one double bedroom and one twin bedroom.

Birch Tree, Cherry Tree and Beech Tree are spacious detached lodges with three bedrooms accommodating up to five people. On the ground floor the lodges have one double bedroom, a twin bedroom and a bathroom with shower. Stairs lead to the first floor open plan living / dining area, kitchen and a third bedroom with a single bed.

Each lodge benefits from patio doors opening onto a private veranda area that overlooks the lakes and woodland. Patio furniture is provided and high quality barbecues are available on request.

Your home from home is kitted out with oven and hob, fridge freezer, kettle, sandwich toaster and standard toaster plus hair dryer, Freeview TV and DVD/Blu-ray player.

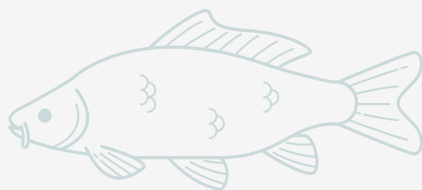
Additional kitchen equipment such as food mixers and slow cookers are available on loan from reception. Power and heating, bed linen, tea towel and bath mat are all provided.

The lodges have allocated parking spaces, additional parking a short distance away and have a laundry facility with coin operated washing machine and tumble dryer close by.





Cottages



On site we have ten beautifully refurbished cottages with one to four bedrooms, sleeping up to eight guests comfortably.

All cottages include Wi-Fi, television with Freeview, DVD/Blu-ray player, hair dryer, central heating, oven and hob, microwave, fridge or fridge freezer, a kettle, a sandwich toaster and a standard toaster.

All bedding, bed linen, tea towel, bath mat, electricity and heating is also included. We also have barbecues available on request. Guests have access to the laundry room with a coin operated washing machine and tumble dryer. The cottages are situated close to the car park and are mostly located around the water gardens with views over the lakes, woodland or gardens.

Primrose Cottage is spacious and has four bedrooms that sleep up to eight people. This cottage is equipped with a fully fitted kitchen, shower room, en suite bathroom, two double bedrooms and two twin bedrooms.

Holly Cottage is suitable for disabled guests with easy ramped wheelchair access and a double bedroom with wet room on the ground floor. With a further double bedroom and twin room it can accommodate up to six guests. On the ground floor there is a double bedroom, with a family bathroom upstairs alongside a double bedroom and a twin room.

Courtyard Cottage has easy access up two shallow steps from the patio adjacent to the water garden. The accommodation is all on one level, it has two bedrooms and can accommodate four people in two double bedrooms..



Wild Rose Cottage sleeps up to four people in one double bedroom and a twin bedroom. This pretty cottage is all on one level and has easy access down two steps or via a ramp.

Bella's Cottage is two storey accommodation that sleeps two. It has an open plan lounge and dining room, a shower room and a mezzanine bedroom with double bed. Outside there is an enclosed garden with a hot tub.

Shannon, Lighty and Candy Cottages are arranged in a row with a shared courtyard. Each accommodate two guests and feature one bedroom with a double bed. These cottages have interconnecting doors that can be opened for larger groups.

Stable Cottage is a quaint stone cottage and has one bedroom with a double bed, plus a modern wet room. It has an open plan kitchen and living room with level disabled access throughout the accommodation.



Lakeview Restaurant & Bar

Our accommodation is all self catered, however, if you fancy a night off from cooking, then why not join us for a delicious meal in our Lakeview restaurant. We have a varied menu with a selection of starters, classic mains, burgers, fish, pasta and more, plus we offer a brilliant kids menu too.

You can choose to sit in the dining area, on the patio enjoying views of the lakes, or pull up a chair at the bar.

When you aren't dining with us, you can relax in our comfortable chairs and take advantage of our free WIFI.

We also provide a pool table and darts which can be used whenever our licensed bar is open.

Lakeview is open from Easter to the end of October, outside of these months please contact us to find out what our low season opening times are.

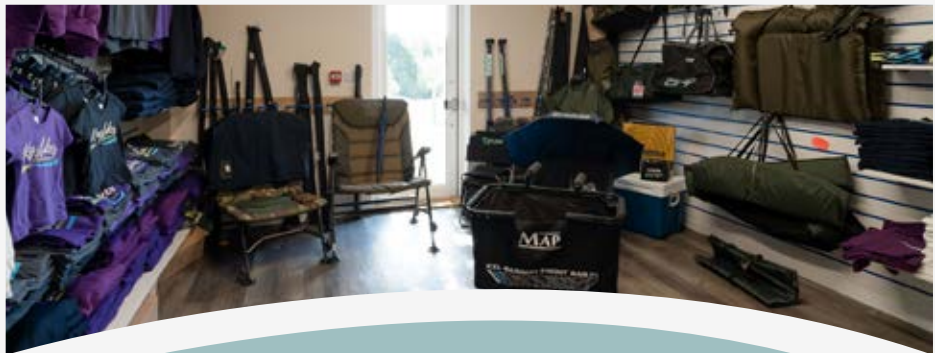
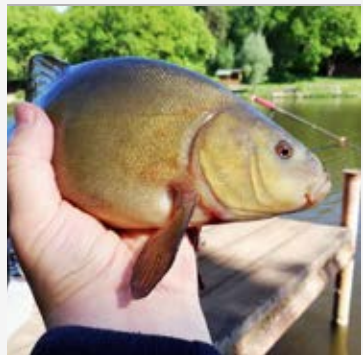


Mini Convenience and Bait Shop

Our mini shop is located in the reception area and contains all the necessary essentials you would expect from an onsite shop. Forgot your bread, eggs or milk?, need some toiletries or just fancy a little treat? simply pop in and we will look after you.



Our tackle and bait shop is stocked full of top brands to make your fishing experience with us even better, we have a great selection of boilies, ground bait, pellet and pop-ups, plus live bait will also be available throughout your stay.





Play area

Farm Yard
Friends

10 x Cottages

Water garden

Car Park

Reception

7 x Luxury
Hot Tub Lodges

Woodpecker
Lake

Kitchen Lake

Kingfisher Lake

Stock pond

6 x Lakeside Lodges

Woodland walk

Nuthatch Lake

Blackbird Lake

Jenny Wren Lake

i Reception

1 Shop

2 Restaurant & Bar

3 Laundry room

4 Tackle shed

! Tackle storage

Carp

Crucian Carp

Tench

Perch

Mirror

Rudd

Ghost Carp

Bream

Chub

Roach

Barbel

Common

Carp

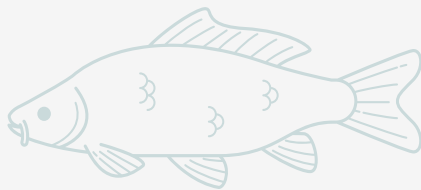


FISHING AT KINGSLAKES

Fishing is a central part of Kingslakes and we welcome anglers of all abilities who return year after year to experience the joy and tranquillity of our peaceful fishing. Home to seven well stocked lakes there is ample opportunity for a plentiful catch after a day of coarse fishing in our beautiful setting.

With our multiple fishing locations, there is more than enough space to find your own quiet spot and enjoy a successful day's fishing. Fishing tackle storage sheds are available for guests and you can pre-order your live bait prior to arrival.

Our Lakes



Blackbird is a dedicated carp lake with a central island and is located in a peaceful woodland setting. This lake is home to over 200 carp, a mix of common, mirror and ghost, ranging from 7lb to 16lb.

Kingfisher is our specimen carp lake of 1.5 acres with two islands and is situated opposite our hot tub lodges. This lake provides a great angling experience with over 150 scaley carp ranging between 10lb and 25lb.

Kitchen. This well established lake has a large island which provides some lovely sheltered spots to fish from. This is a well stocked lake with a variety of species to include Tench, Roach, Perch, Rudd, Bream and Carp to 15lb.



Jenny Wren. This lake is a real gem! Jenny Wren is our Tench and Crucian lake and is the perfect choice for the traditionalist looking for some classic float fishing action. This intimate tree-lined pool is positioned near to our wooden lodges and is stocked with Tench to over 8lbs and Crucians to over a pound.

Nuthatch lake is located in the woodland area by our wooden lodges and is a silver fish lake. It provides a home to eight different species, Chub to 4lb, Bream to 5lb, Perch to 3lb, Roach to 2lb, Barbel, Tench, Crucian and Rudd. This lake provides a great days fishing with such a variety of species to catch.

Woodpecker is a kidney shaped lake with an island and is situated next to Kingfisher and has fantastic views of the site across the open grassland. This silver fish lake offers some fantastic sport with species to include Roach to 2lb+, Crucian to 2lb, Tench to 4lb, Bream to 5lb and Perch to 2lb+.

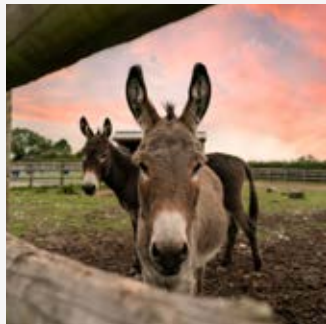
Our Animals

Animals are at the heart of Kingslakes and we are happy for our guests to come and say hello to our furry friends. If you'd like to visit our animals whilst staying with us, please speak to a member of the Kingslakes team.

We have plenty of four-legged friends that reside at Kingslakes including beautiful bunny rabbits, amazing alpacas and gorgeous goats.

Jack is our Shetland pony and is lovely and gentle. He likes to socialise with his naughty neighbours **Smartie**, **Minstrel**, **Snickers** and **Buttons** who are our four goats. **Arthur** and **Henry** are our donkeys and they are extremely playful! They enjoy running around and are always on the hunt for food. Our alpacas **Jasmine**, **Sidney**, **Prudence**, and **Al** also enjoy their treats. Their favourite snacks are juicy apples and crunchy carrots.

Let us know if you would like to meet any of them whilst you are staying with us, our younger guests in particular are always keen to get to know our animals a little better.



Family Fun

At Kingslakes we know that your children have plenty of energy and love to have fun. We have more than enough space for them to play games and run around to their heart's content. Along with a great deal of space there is a children's play area with slide, seesaw and a playhouse, ideal for children who like to explore and find new adventures.

Our lakes provide hours of entertainment for even the novice angler, and fishing can be a great family activity with all ages joining in the fun.

We also have a giant outdoor chess board which provides a brilliant opportunity for your children to flex their brains and show off their intelligence whilst you keep a watchful eye from the nearby seating area.

There is also an outdoor badminton set available, pool table in the games room plus a variety of family board games for all to enjoy in the clubhouse.

We have miles of safe cycling and walking trails on the doorstep and if you want to venture further afield Kingslakes is only a 25 minute drive to the beautiful beach at Bude, or less than 40 miles to Dartmoor Zoo.





Kingslakes

LAKESIDE HOLIDAYS



CONTACT US TODAY!



+44 (0) 1409 231401



www.kingslakes.co.uk